

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** SPRING HAMMOCK NATURAL LANDS ROW VACATE

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Rebecca Hammock **EXT.** 7438

<b>Agenda Date:</b> <u>09/28/04</u>	<b>Regular</b> <input type="checkbox"/>	<b>Consent</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input checked="" type="checkbox"/>		<b>Public Hearing – 7:00</b> <input type="checkbox"/>		

**MOTION/RECOMMENDATION:**

Adopt and authorize the Chairman to execute the resolution vacating those portions of the unimproved rights-of-way of Fifth Road, Fourth Road, Midway Road, Third Road, Second Road, Pennsylvania Parkway, High Street and all of Woodsdale Avenue as shown on the plats of Shumans Addition to Eureka Hammock and Spring Hammock, public records of Seminole County, Florida, Sections 27, 28, 29 Township 20S, Range 30E.

District 2 – Morris (Rebecca Hammock, Principal Planner)

**BACKGROUND:**

Spring Hammock Preserve, a public land owned by the State of Florida and Seminole County Government, is home to many native animals and plants and was one of the first preserves purchased in Seminole County in the 1970's. To secure additional habitat for native wildlife and for the use of our future generations, Seminole County and the State of Florida continue to purchase lands surrounding the Preserve. Sometimes the lands purchased were once platted for subdivisions or other uses. This means that there are right of ways for access designated on these properties, which are often unimproved. Vacating these "paper" rights-of-way or un-opened, unimproved roads will help to ensure the integrity of Spring Hammock Preserve.

Therefore, the Community Resources Division is requesting to vacate all or portions of the following platted Rights-of-Way (ROW's) within the Spring Hammock Preserve: Fifth Road, Fourth Road, Midway Road, Third Road, Second Road, Pennsylvania Parkway, Osprey Trail, Woodsdale Avenue, High Street and Forest Avenue, more particularly described in the attached Resolution.

Staff has reviewed the request and has no objection to the vacation and abandonment of the requested ROW's as they are no longer needed and

<b>Reviewed by:</b> <u>[Signature]</u>
<b>Co Atty:</b> <u>[Signature]</u>
<b>DFS:</b> <u>[Signature]</u>
<b>Other:</b> <u>[Signature]</u>
<b>DCM:</b> <u>[Signature]</u>
<b>CM:</b> <u>[Signature]</u>
<b>File No.</b> <u>ph130pdd01</u>

the vacation will not hinder access to any other parcels. Letters of no objection have been submitted from applicable utility providers.

**STAFF RECOMMENDATION:**

Staff recommends approval of the vacate and abandonment of the unimproved ROW's within the Spring Hammock Preserve as requested by the applicant.

District 2- Randy Morris

Attachments: Resolution w/ exhibits

Location Map

RESOLUTION NO.: 2004-R-

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 28th DAY OF September A.D., 2004.

**RESOLUTION TO VACATE AND ABANDON A  
RIGHT-OF-WAY**

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Whereas, a Petition was presented on behalf of

**SEMINOLE COUNTY COMMUNITY RESOURCES NATURAL LANDS**

to the Board of County Commissioners of Seminole County, Florida, requesting the closing, vacating and abandoning of the following described right-of-ways, to-wit:

*See Exhibit "A".*

Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, having determined that the abandonment of the above described right-of-way is to the best interest of the county and the public.

**NOW THEREFORE BE IT RESOLVED** by the Board of County Commissioners of Seminole County, Florida, that the above described Right-of-way be, and the same is hereby abandoned, closed and vacated, and that all right in and to the same on behalf of the County and the public be, and the same is hereby disclaimed.

PASSED AND ADOPTED this 28th day of September A.D., 2004.

ATTEST: BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE  
CLERK OF THE CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA

BY: DARYL G. MCLAIN  
CHAIRMAN

**Spring Hammock Right-of-Way Vacation  
Legal Description**

That part of Sections 27, 28, and 29, Township 20S, Range 30E, Seminole County, Florida described as follows:

That part of **Fifth Road** as shown on the plat of Spring Hammock, as recorded in Plat Book 2, Pages 2 thru 5 of the public records of Seminole County, Florida lying between the Northerly right-of-way of General Hutchison Parkway (Pennsylvania Parkway per plat) and the Southerly right-of-way of Ronald Reagan Boulevard (CR 427).

AND

That part of **Fourth Road** as shown on said plat of Spring Hammock lying between the Northerly right-of-way of General Hutchison Parkway (Pennsylvania Parkway per plat) and the Southerly right-of-way of Ronald Reagan Boulevard (CR 427)..

AND

That part of **Midway Road** as shown on said plat of Spring Hammock lying between the Northerly right-of-way of General Hutchison Parkway (Pennsylvania Parkway per plat) and a line formed by beginning at the Northeast corner of Lot 7 of said Spring Hammock subdivision and thence run Easterly to the Northwest corner of Lot 6 of said Spring Hammock subdivision.

AND

That part of **Third Road** as shown on said plat of Spring Hammock lying between the Northerly right-of-way of General Hutchison Parkway (Pennsylvania Parkway per plat) and the Southerly right-of-way of US 17-92.

AND

That part of **Second Road** as shown on said plat of Spring Hammock between the Northerly right-of-way of Pennsylvania Parkway of said Spring Hammock subdivision and the Northerly limits of Lots 22 and 23 of said Spring Hammock subdivision.

AND

That part of **Pennsylvania Parkway** as shown on said plat of Spring Hammock lying between the Easterly right-of-way of US Highway 17-92 and the Westerly right-of-way of SR 419.

AND

That part of **Osprey Trail** (platted as Pennsylvania Parkway) as shown on the plat of Shuman's Addition to Eureka Hammock, as recorded in Plat Book 2, Page 53 of the public records of Seminole County, Florida beginning at the Southerly extension of the West line of lot 7 of said Shuman's Addition to Eureka Hammock to the Western right-of-way of Woodsdale Avenue as shown in said Shuman's Addition to Eureka Hammock.

AND

All of **Woodsdale Avenue** as shown on said plat of Shuman's Addition to Eureka Hammock.

AND

That part of **High Street** as shown on said plat of Shuman's Addition to Eureka Hammock lying between the Eastern limits of said Shuman's Addition to Eureka Hammock and the Southerly extension of the Westerly line of the East ½ of Lot 1 of said Shuman's Addition to Eureka Hammock .

AND

All of **Forest Avenue** as shown on said plat of Shuman's Addition to Eureka Hammock.

SKETCH OF DESCRIPTION  
 SPRING HAMMOCK AREA RIGHT OF WAY VACATION



**Legend**

-  Spring Hammock Natural Lands
-  Proposed Vacations
-  Prior Vacated Streets
-  Parcel Lines

# LOCATION MAP

Spring Hammock Preserve is located in the south central portion of Seminole County in Sections 21, 26, 27, 28, 29, and 35, Township 20 South, Range 30 East and is accessible by US 17-92, CR 427, General Hutchison Parkway, and SR 419. The site is bordered on the west by CR 427, on the east by Lake Jesup, and on the south by the cities of Longwood and Winter Springs.

